China South City Holdings Limited
(In Liquidation)
華南城控股有限公司
(清盤中)
(Incorporated in Hong Kong with limited liability)
(Stock Code: 1668)

QUARTERLY UPDATE ANNOUNCEMENT AND CONTINUED SUSPENSION OF TRADING

This announcement is made by China South City Holdings Limited (In Liquidation) (the "**Company**") pursuant to Rule 13.24A of the Rules Governing the Listing of Securities (the "**Listing Rules**") on The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**").

Reference is made to (i) the announcement of the Company dated 8 September 2025 in relation to the resumption guidance for the resumption of the trading of shares of the Company and (ii) the announcements of the Company dated 10 November 2025, 10 February 2026, 8 May 2026 and 14 May 2026 in relation to the quarterly updates on the resumption progress (together, the "**Announcements**"). Unless otherwise defined herein, capitalised terms used in this announcement shall have the same meaning as those defined in the Announcements.

UPDATE ON THE RESTRUCTURING EFFORTS AND RESUMPTION PROGRESS

Reference is further made to the announcements of the Company dated 29 January 2026 and 3 February 2026 in relation to the Proposed Preliminary Terms.

The Liquidators are currently engaged in ongoing discussions with various stakeholders in relation to the Proposed Preliminary Terms.

As of the date of this announcement, no binding commitment or formal agreement in respect of the Holistic Restructuring has been reached or entered into by the Company. The proposed terms of the Holistic Restructuring are still under review, and the Liquidators will make further announcement(s) regarding the progress of the Holistic Restructuring as and when appropriate in compliance with the Listing Rules.

The Liquidators would like to reiterate that, if the Holistic Restructuring is not implemented in accordance with the Proposed Preliminary Terms or at all, there is a material risk that the

Liquidators may need to consider taking other recovery actions, which would likely cause uncertainties in terms of timing and recoveries for offshore creditors of the Company. Therefore, creditors and stakeholders who have comments on the Proposed Preliminary Terms, or who wish to engage in direct discussions with the Liquidators regarding possible restructuring solutions, are invited to contact the Liquidators at ProjectCompassFTI@fticonsulting.com.

The Company will issue further announcements in respect of the Holistic Restructuring and other relevant matters as and when appropriate.

STATUS OF THE GROUP'S BUSINESS OPERATIONS

The Group is principally engaged in the development and operation of large-scale integrated logistics and trade centres, the development of residential and commercial ancillary facilities and the provision of logistics and warehousing services, outlet operations and E-commerce services.

To the best of the Liquidators' knowledge, the principal businesses of the Group have remained unchanged since before the winding-up of the Company. The Group continues to carry on its business which is primarily located in the People's Republic of China.

The Group's operations are organised into three reportable operating segments, being (i) property development, (ii) property investment and (iii) others, the details of which are set out below:

i. the property development segment engages in the development of integrated logistics and trade centres and residential and commercial ancillary facilities;

ii. the property investment segment invests in integrated logistics and trade centres and residential and commercial ancillary facilities; and

iii. the "others" segment comprises, principally, the provision of logistics and warehousing services, outlet operations, micro-credit services, consulting service related to property, E-commerce services and other services.

As the Liquidators are in the process of ascertaining the affairs and financial information of the Group, they remain of the view that it would not be appropriate for the Company to publish, at this stage, a preliminary announcement of its results for the six months ended 30 June 2025, an interim report of the Group for the six months ended 30 June 2025, the annual results of the Group for the year ended 31 December 2025, and the annual report of the Group for the year ended 31 December 2025. Such disclosures may not accurately reflect the financial performance and position of the Company and could cause confusion or be misleading to shareholders and potential investors.

STATUS OF THE GROUP'S ONSHORE OPERATIONS

As part of the ongoing restructuring process, the Liquidators maintain the view that the continuing stability of the Group's onshore operations is key to the successful implementation of the Holistic Restructuring, and the safeguarding of the interests of the Group's creditors and stakeholders as a whole.

The Liquidators will continue to work closely with the Group's management and other key stakeholders to support the continued operation of the Group's onshore business, minimise operational disruptions, and preserve value of the Group's business and assets.

Save as disclosed, the Company does not possess any other material information that is required to be disclosed for the Shareholders to appraise the Company's position. Further announcement(s) will be made by the Company as and when appropriate, and in accordance with the requirements of the Listing Rules, to update its Shareholders and potential investors on its progress in complying with the Resumption Guidance.

CONTINUED SUSPENSION OF TRADING

Trading in the shares of the Company on the Stock Exchange has been suspended with effect from 10:55 a.m. on Monday, 11 August 2025 and will remain suspended until further notice.

For enquiries from creditors and/or other stakeholders of the Company, please contact the Liquidators at ProjectCompassFTI@fticonsulting.com.

The implementation of a successful holistic restructuring is subject to uncertainties and factors beyond the control of the Company. There is no assurance that a holistic solution will be implemented timely, or at all. Shareholders, investors and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company.

For and on behalf of
China South City Holdings Limited
(In Liquidation)
CHOW WAI SHING DANIEL
PAN LU YANG
Joint and Several Liquidators
Acting as agents without personal liabilities

Hong Kong, 10 August 2026

On the basis of the information available from the previous announcements made by the Company, the Co-Chairmen of the Company are Mr. Li Wenxiong (Non-Executive Director) and Mr. Cheng Chung Hing (Executive Director); the Executive Directors of the Company are Mr. Wan Hongtao, Ms. Fang Ling, Ms. Xu Hongxia and Mr. Li Zhi; the Non-Executive Directors of the Company are Ms. Shen Lifeng, Ms. Li Aihua and Ms. Deng Jin; and the Independent Non-Executive Directors of the Company are Mr. Leung Kwan Yuen Andrew, GBM, GBS, JP, Mr. Li Wai Keung, Mr. Hui Chiu Chung, JP and Dr. Li Xu. All powers of the Co-Chairmen, Executive Directors and Non-Executive Directors ceased upon making of the winding-up order by the High Court of the Hong Kong Special Administrative Region to wind up the Company on 11 August 2025 (Hong Kong Time).